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Jim Eadie MSP  
Convener of the ICI Committee  
Scottish Parliament  
Edinburgh  
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**The Private Housing (Tenancies) (Scotland) Bill – Securing the future for Scotland’s private renters**

I wanted to take the opportunity to write to you in support of the Private Housing (Tenancies) (Scotland) Bill which is currently making its way through the Scottish Parliament. As the bill reaches the end of stage one scrutiny, we urge you to look at this bill and give your support to its core aim of delivering greater security of tenure for Private Rented Sector (PRS) tenants by removing the no-fault ground for evictions in the PRS.

A clear, straightforward and modern tenancy will benefit private renters, landlords and investors and ensure the sector is ready for the challenges it faces. Ending the ‘no-fault ground’ for eviction which removes the right for a landlord to arbitrarily end a tenancy, is the central pillar of this important Bill and pivotal to successful, positive reform of this growing sector. As currently drafted, this bill will introduce a secure and stable tenancy and be a significant and progressive step forward for private renting in Scotland.

Private renting in Scotland urgently needs to change. Over the past ten years the sector has rapidly grown in size and now provides a home to 330,000 households, over a quarter of which - 85,000 households - contain children. Private renting today is no longer just for students and mobile young professionals. Many families now rely on private renting for a long-term home, as do an increasing number of young people; many of these are unable to access our limited supply of social housing, or become homeowners as house prices continue to rise out of reach.

This is why Shelter Scotland believes that our private rented sector needs to be brought up to date. It is simply unacceptable that young families have no guarantee that they won’t be

asked to leave their home for no reason with as little as two months' notice, which is what the no-fault ground currently allows.

Many of us take housing stability for granted. Knowing that you have a safe, secure home is an essential part of how we live our lives. Yet, in Scotland today, private renters – 14% of all households – are not afforded this simple certainty and security. This is why we welcome the core principles of the Private Housing (Tenancies) (Scotland) Bill – after more than a quarter of a century, it is high time Scotland's dated private rented tenancy is brought up to date.

This Bill will achieve many things but most importantly, it will remove uncertainty for tenants and replace it with fixed grounds that cover all the reasons a landlord may legitimately need to end a tenancy. It replaces rolling month-by-month contracts with security, while retaining the element of flexibility that tenants need to plan moves. The new tenancy agreement will guarantee that renters in the private sector will have a home for as long as they need, and give landlords greater certainty of income and confidence that it can be ended if something goes wrong.

Ending no-fault eviction in the PRS removes the possibility of a retaliatory or revenge eviction, and so gives tenants the power to act as strong consumers. We urge you to support the core principle of this bill, to remove the 'no-fault ground' and secure the future for Scotland's private renters.

If you would like to discuss this issue in more detail please do contact me or a member of my team.

Graeme Brown  
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